

108.0

0002

0030.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

758,100 / 758,100

USE VALUE:

758,100 / 758,100

ASSESSED:

758,100 / 758,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
394		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: OLEARY STEPHEN J & BETTY/TR

Owner 2: OLEARY FAMILY IRREVOCABLE TR

Owner 3:

Street 1: 394 RIDGE STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: O LEARY STEPHEN J & BETTY -

Owner 2: -

Street 1: 394 RIDGE STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 10,438 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 1926 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10438		Sq. Ft.	Site		0	70.	0.70	4									513,201						513,200	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10438.000	244,500	400	513,200	758,100		69142
							GIS Ref
							GIS Ref
							Insp Date
							10/04/18

Total Card	0.240	244,500	400	513,200	758,100	Entered Lot Size
Total Card	0.240	244,500	400	513,200	758,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	393.53	/Parcel: 393.5	Land Unit Type:

 PREVIOUS ASSESSMENT Parcel ID 108.0-0002-0030.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	244,500	400	10,438.	513,200	758,100	758,100	Year End Roll	12/18/2019
2019	101	FV	221,800	600	10,438.	513,200	735,600	735,600	Year End Roll	1/3/2019
2018	101	FV	221,800	600	10,438.	439,900	662,300	662,300	Year End Roll	12/20/2017
2017	101	FV	221,800	600	10,438.	410,600	633,000	633,000	Year End Roll	1/3/2017
2016	101	FV	221,800	600	10,438.	351,900	574,300	574,300	Year End	1/4/2016
2015	101	FV	220,800	600	10,438.	315,300	536,700	536,700	Year End Roll	12/11/2014
2014	101	FV	220,800	600	10,438.	291,800	513,200	513,200	Year End Roll	12/16/2013
2013	101	FV	220,800	600	10,438.	278,200	499,600	499,600		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O LEARY STEPHEN	63536-298		4/28/2014	Convenience	100	No	No		
	12727-352		11/18/1974		53,000	No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/4/2018		Meas/Inspect							BS			Barbara S											
2/13/2009		Meas/Inspect							189			PATRIOT											
5/3/2000		Inspected							276			PATRIOT											
11/29/1999		Mailer Sent																					
10/27/1999		Measured							256			PATRIOT											
12/1/1981									MS														

 Sign: VERIFICATION OF VISIT NOT DATA / / /

